

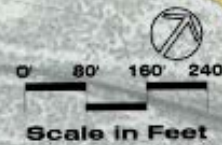


# WSUP21-0013 and WADMIN21-0003

## Wadsworth RV Park



*Washoe County Board of Adjustment*  
*June 3, 2021*



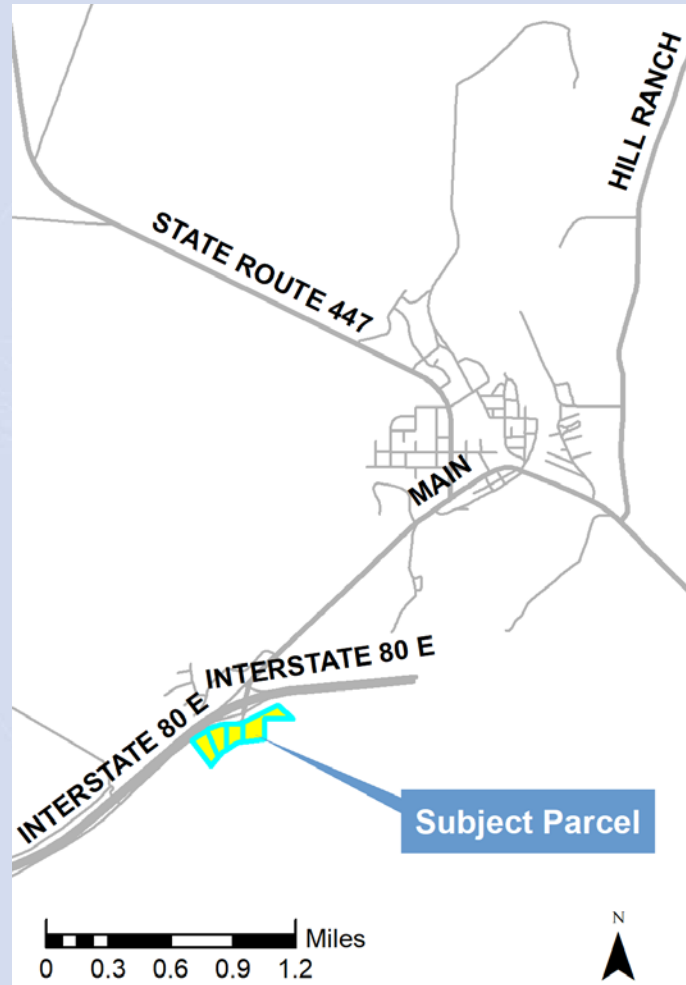


# Request

- The applicant is requesting under the SUP:
  - To establish a Commercial Campground/RV park use type for 196 site RV Resort, office, mini-market, laundry, washroom, clubhouse, pool, and other amenities
  - Major grading
    - 1,216,000sf of disturbed area
    - 16,610 cy of cut and 21,320cy of fill
- The applicant is requesting under the Admin Permit:
  - 30ft tall, 200sf recreational and travel type sign



# Vicinity Map





# Background

- **Prior approval for site under SW14-001**
  - Proposed expansion is greater than 10% requiring a new SUP
- **Anticipated to generate 52AM peak trips and 40 PM peak trips**
- **Part of the site is within the 100 year flood plain**
  - Proposed structure and package treatment facility are outside of the flood zone.





# Site Plan





# Office



1 ELEVATION - NORTH  
SCALE OF 1/4"



1 ELEVATION - EAST  
SCALE OF 1/4"



2 ELEVATION - SOUTH  
SCALE OF 1/4"



2 ELEVATION - WEST  
SCALE OF 1/4"



# Clubhouse



1 ELEVATION - REAR  
DATE: 10/12



2 ELEVATION - FRONT  
DATE: 10/12

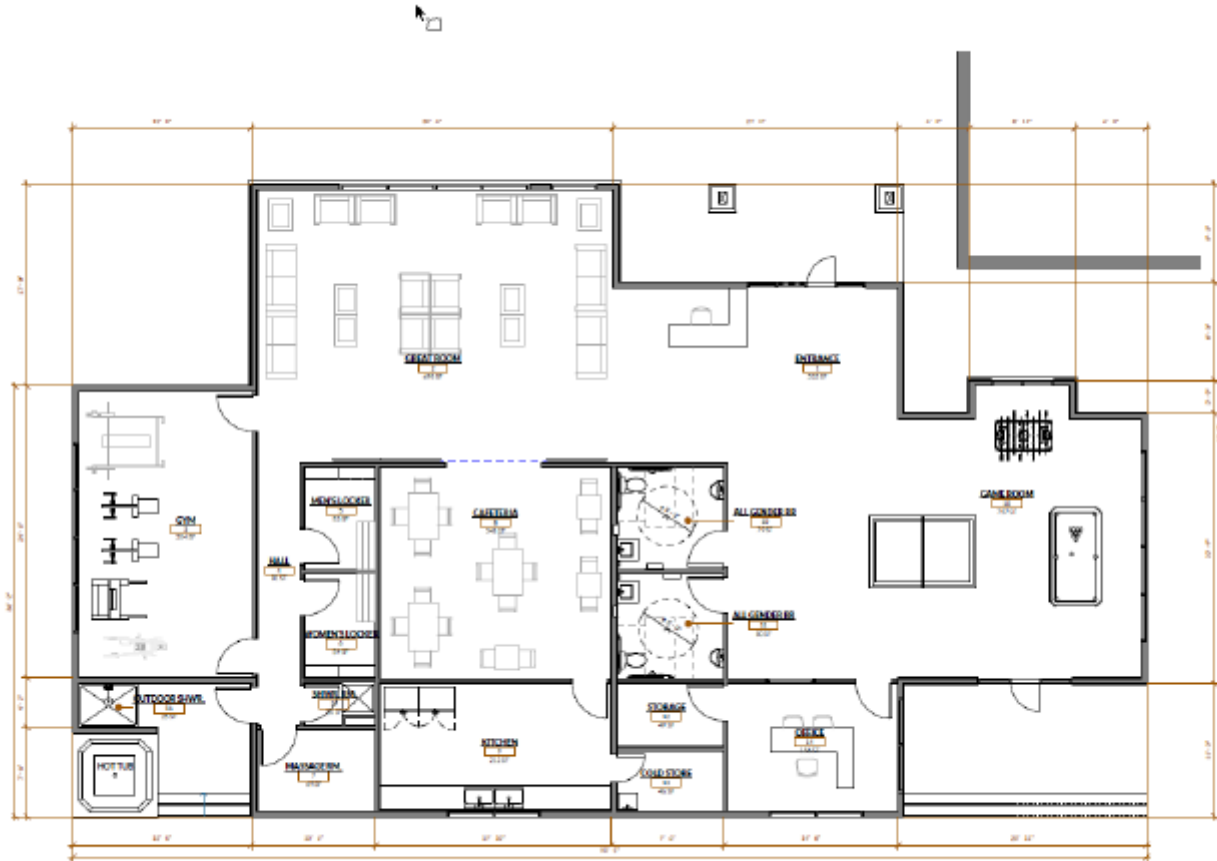


3 ELEVATION - LEFT  
DATE: 10/12





# Clubhouse



1 PARTITION PLAN - CLUBHOUSE  
SCALE: 1/8" = 1'-0"



# Article 222 – Truckee Canyon Modifiers

- **Application meets the requirements of the Truckee River Corridor Standards**
  - Application does not abut an arterial, therefore request to waive fence setbacks are moot
  - Structures are outside of the structural setback
  - A development agreement is required in order to connect to community water.



# Article 302 – Use Classification

- **Commercial Campground Facilities/RV Park.**  
Commercial campground facilities/RV park refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.
- Use is permissible in with an approved SUP in Tourist Commercial Regulatory Zones

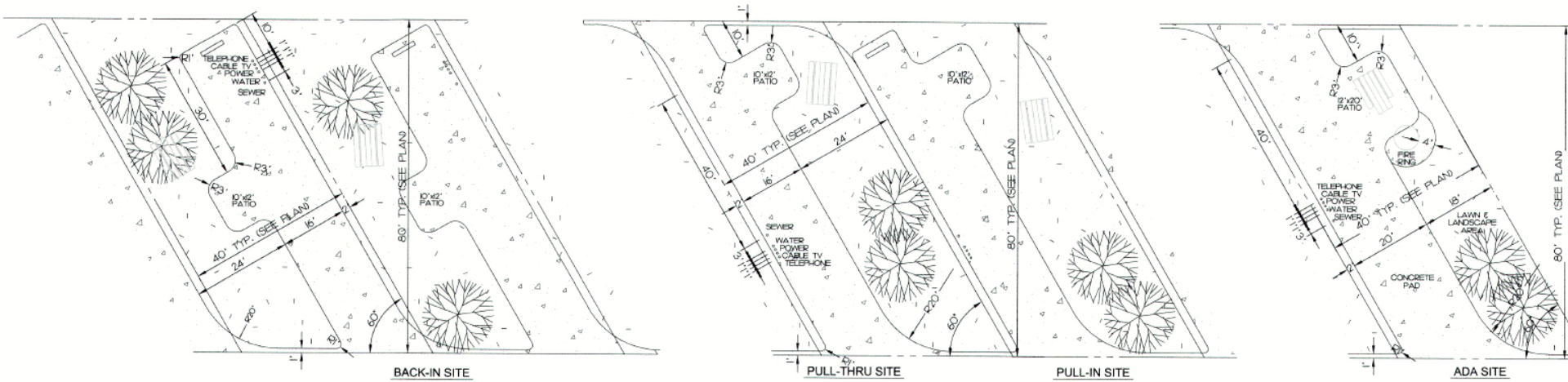


# Article 316 Recreational Vehicle Parks

Required Standard	Code	Proposed	Complies
Minimum Size	2 acres	29.1 acres	Yes
Lighting	150watt/100ft OR	Yes	Yes
	guard light/300ft		Yes
Exposed Ground	Paved OR	Yes	Yes
	Stone Screening OR		
	Vegetation	Yes	
Paving	All spaces/roads	All weather surface	Yes
Hookup Facilities			
Power Hookup	All spaces	Yes	Yes
Sewage Hookup	All spaces	Yes	Yes
Sewage Disposal	Sewage disposal plant	Yes	Yes
Recreational Areas (10+ spaces)	Recreation Area Required	Yes	Yes
	Recreation areas 2.5%+ of RV site	Yes	Yes
	Landscaped per SUP	Yes	Yes
Sanitary Discharge Station	1+ sanitary discharge station	Yes	Yes
Restroom/Bath	Per Health District		Per WCHD
Water Supply	Potable water within 100ft of each space	Yes, listed in application	Yes
RV Spaces			
Pull Through Spaces	20%+ of total	96/196	Yes
Auto Accommodation	Space for at least 1 automobile	Yes	Yes
Minimum Net Area	690sf	690sf	Yes
Minimum Width	23ft	23ft	Yes
Roads			
Entrance Roads	2-way access	Yes	Yes
Internal Roads	1+ road of continuous 2-way circulation	Yes	Yes



# RV Space Types





# Article 406

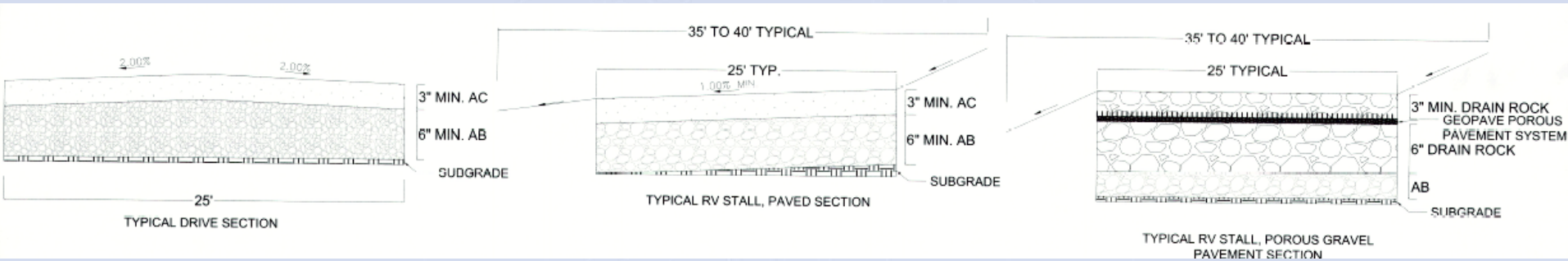
- **Application meets the required setback and height standards for Tourist Commercial:**

	<b>Tourist Commercial</b>
<b>Front</b>	20ft
<b>Side</b>	10ft
<b>Rear</b>	10ft
<b>Height</b>	45ft



# Article 410 - Parking

- Applicant shall be required to provide:



Requirement	Standard
Required Parking	1 space per Employee
Handicapped Parking	1 space per 25 spaces
Total required Parking	2 spaces
Surfacing	All parking spaces shall be paved
Truck Parking and Loading	(1) 25x15ft space for every 3000sf of gross floor area.





# Article 412 - Landscaping

- **Applicant has provided a landscaping plan with:**
  - 227,690sf of landscaped area (20% of developed area)
  - 768 trees
  - 4,608 shrub
- **This meets the requirements of Article 412**





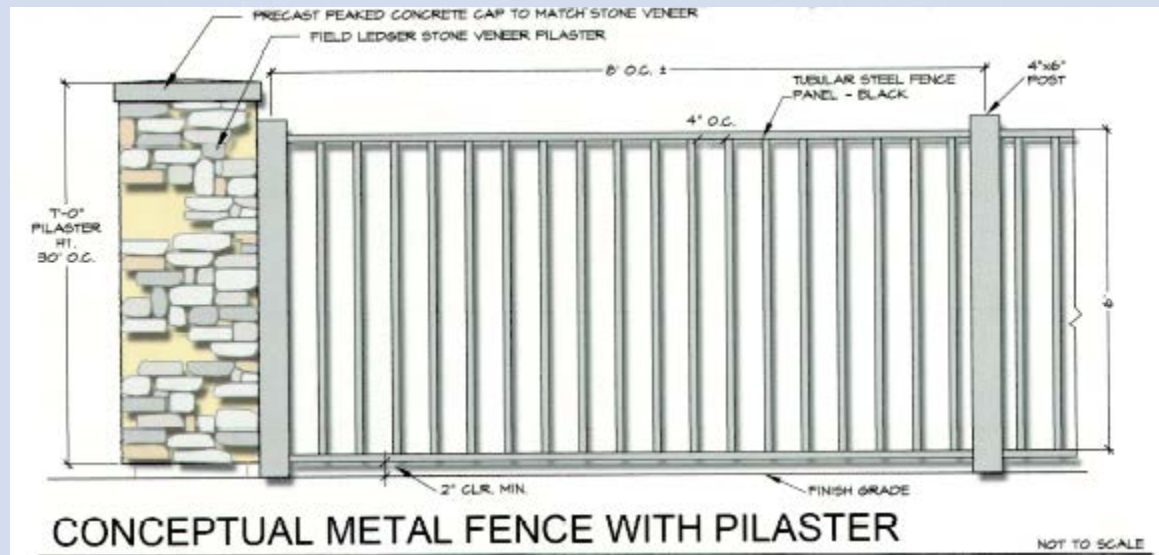
# Article 412 - Screening

- **Applicant provided screening along western property line and a 7ft high pilaster and cast iron fence.**
  - Staff determined there are no residential properties surrounding the parcel requiring screening
- **The proposed screening meets requirements of Article 412**



# Article 412 - Screening

- Staff has provided conditions requiring the posting of no trespassing sign along the fence in response to Pyramid Lake Paiute concerns over trespassing





# Article 438 - Grading

- Applicant is requesting 1,216,000sf (27.9 acres) of disturbance, 16,610 of cut and 21,320 cy of fill.
- Applicant is not requesting to vary any standards. Required to meet all standards per Article 438.

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	10ft			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured



# Article 505 - Signs

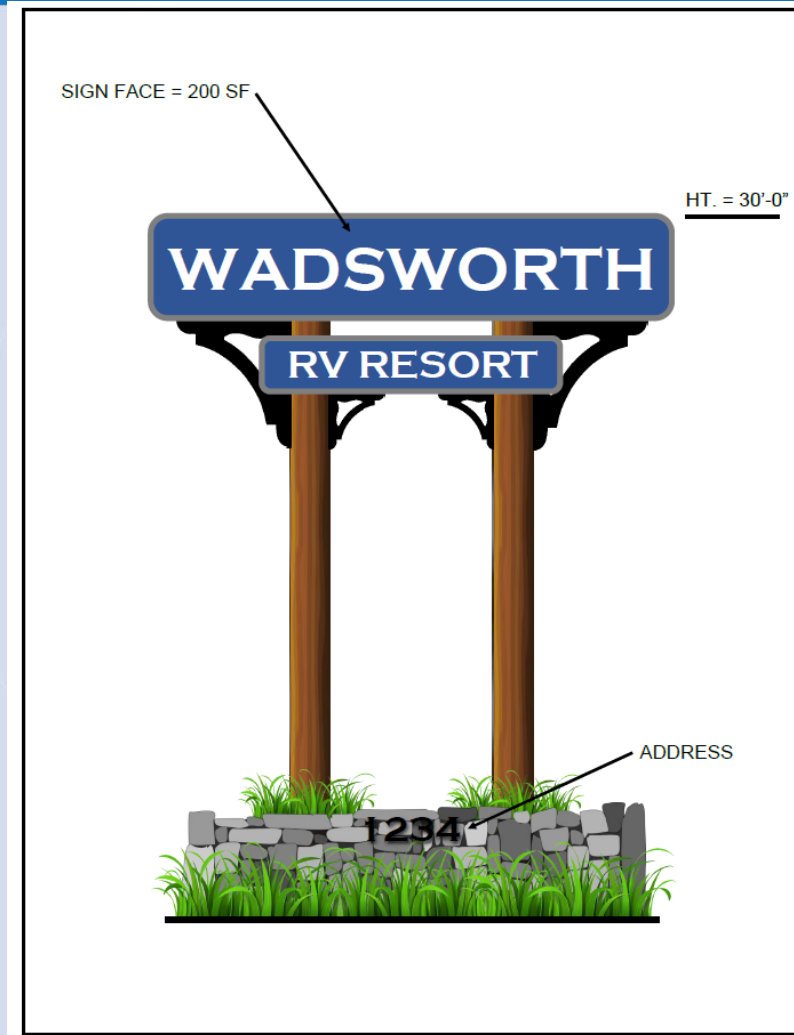
- Applicant is requesting a 200sf 30ft tall sign
- This is permissible with an approved administrative permit

Principle Use Type of Sites <sup>(1)</sup>	Freestanding Signs				Building Signs	
	Max Number per Site	Max Height	Max Size per Sign	Max Sign Area per Site	Max Number per Site or Business Frontage	Max Sign Area per Business Frontage
Residential – Single Family	1 per residential dwelling unit	4 feet	4 sf	4 sf	1 per residential dwelling unit	4 sf
Residential – Multifamily & Man. Home Parks	1 per residential dwelling unit	4 feet	2 sf	2 sf	1 per residential dwelling unit	2 sf
Limited Commercial	1	6 feet	16 sf	16 sf	1 per parcel or BF	16 sf
Commercial and Retail	1 per site frontage	20 feet or Up to 30 feet with AP <sup>(2)</sup>	120 sf or Up to 200 sf with AP <sup>(2)</sup>	1 sf for each 1 foot of LSF	2 per BF up to 4 for any business or occupant.	2.5 sf for each 1 foot of BF
Recreation and Travel	1 per site frontage	20 feet or Up to 30 feet with AP <sup>(2)</sup>	120 sf or Up to 200 sf with AP <sup>(2)</sup>	1 sf for each 1 foot of LSF	2 per BF up to 4 for any single business or occupant.	2.5 sf for each 1 foot of BF
Regional Recreation, Travel and Tourism	1 per site frontage	20 feet or Up to 45 feet with SUP <sup>(3)</sup>	120 sf or up to 300 sf with AP or over 300 sf up to 450 sf with SUP <sup>(3)</sup>	1 sf for each foot of LSF or as approved by SUP	2 per BF up to 4 for any single business or occupant.	5 sf for each foot of BF
Manufacturing Warehousing and Industry	1 per site frontage	20 feet or Up to 25 feet with AP <sup>(2)</sup>	120 sf or Up to 200 sf with AP <sup>(2)</sup>	1 sf for each foot of LSF	2 per BF up to 4 for any single business or occupant.	1 sf for each 100 sf of GFA
Agricultural	1	6 feet	16 sf	16 sf	1 per building	16 sf
Civic	4 per site unless otherwise determined by approved AP <sup>(2)</sup>	6 feet	80 sf for one sign; 40 sf for all other signs	120 sf; Over 120 sf requires AP <sup>(2)</sup>	2 per BF up to 4 for any single occupant for all non-residential uses.	120 sf; Over 120 sf requires AP <sup>(2)</sup>

GFA = Gross Floor Area; LSF = Linear Site Frontage; BF = Business Frontage s.f. = square feet. AP = Administrative Permit; SUP = Special Use Permit; <sup>(1)</sup>The principal use types are defined in Section 110.505.20; <sup>(2)</sup>Administrative Permit required pursuant to Section 110.505.40. <sup>(3)</sup>Regional Recreation, Travel and Tourism uses may apply for a Special Use Permit for a freestanding sign that exceed the size limits of this table following the provisions of Section 110.505.40



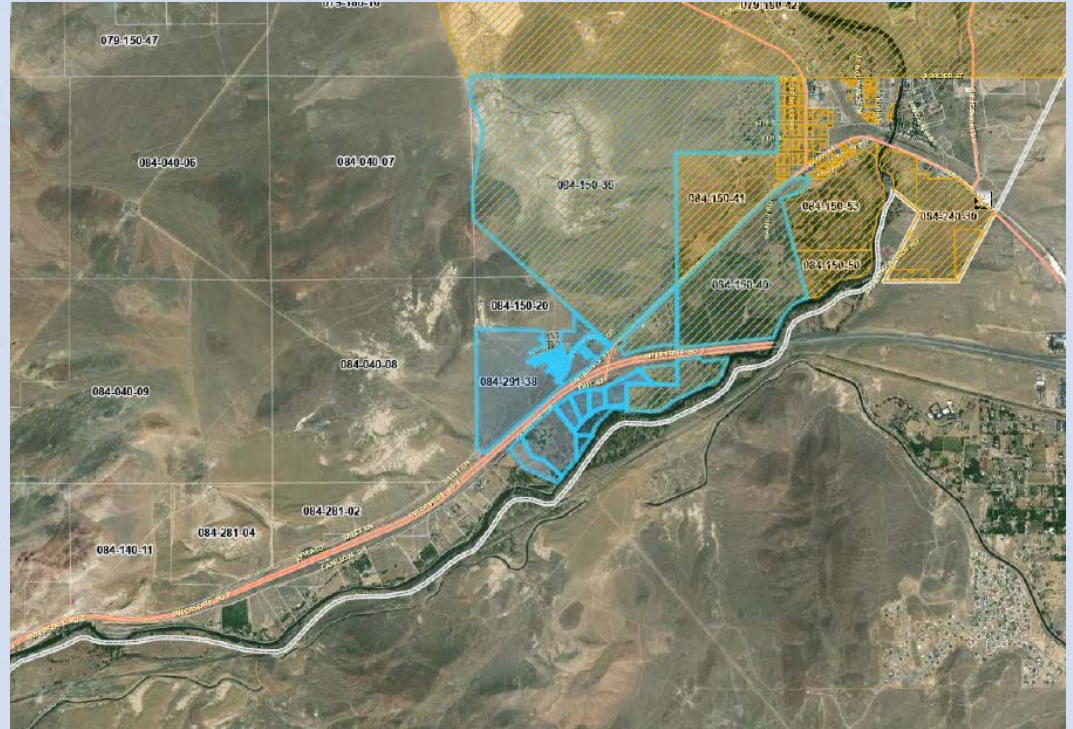
# Article 505 - Signs





# Public Notice & CAB

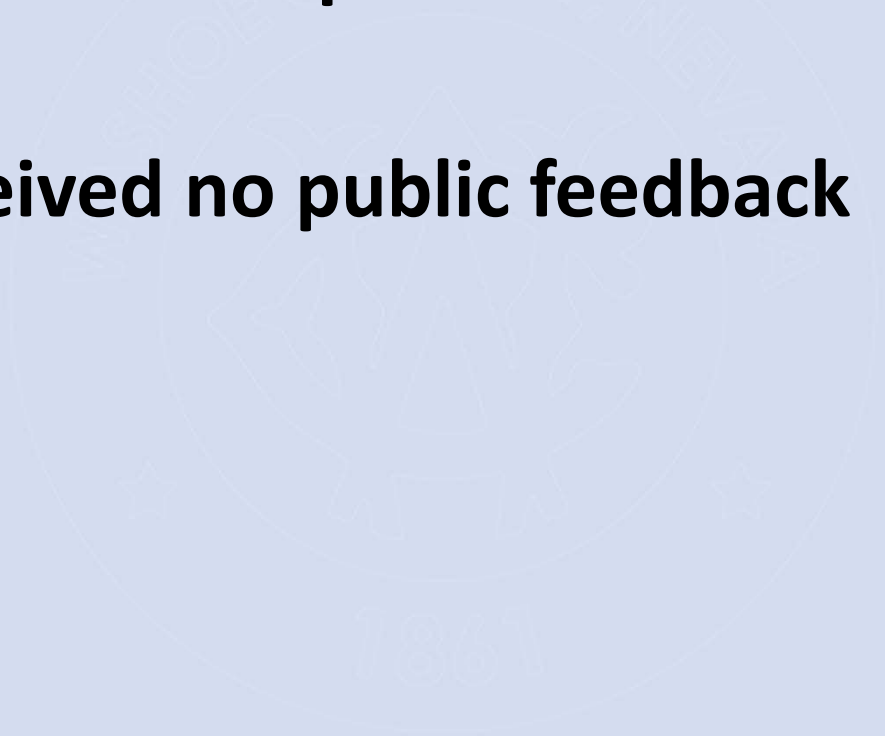
- Notice was sent to 36 affected property owners, 1250 feet from the site.





# Citizen Advisory Board

- **The East Truckee Canyon CAB did not meet. Worksheets were provided. No feedback was received.**
- **Staff received no public feedback**





# Pyramid Lake Paiute Tribe Memo

- **Staff received a memo from Pyramid Lake Paiute Tribe objecting to the proposed development.**
- **Concerns included:**
  - Wastewater Infiltration
  - Run off
  - Thermal pollution
  - Groundwater rights concerns from wastewater treatment plan
  - Trespassing





# Conditions addressing PLPT Concerns

## ■ Trespassing

- **Planning** - 1(g) Property shall be fenced with no trespassing signs posted along the west, south, and eastern property lines to limit potential for trespass onto Tribal Lands

## ■ Runoff and Drainage

- **Planning** - 1(g) Applicant shall abide by all recommendation identified in the hydrology report required by Washoe County engineering.
- **Engineering** - 2(a) A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval.....
- **Engineering** - 2(c) The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.....
- **USACE** - 6(a) This project may or may not require authorization under Section 404 of the Clean Water Act. If the project would result in activities below the ordinary high water mark of the Truckee River then a permit from my office may be needed.
- **USACE** - 6(b) This project may require a 408 permit.

## ■ Groundwater rights

- **WCHD** -3(a) Existing onsite wells must be abandoned prior to final signature of any reversion to acreage, or the site must demonstrate all wells are permitted and will remain with documentation from the State of Nevada, Division of Water Resources.

## ■ Wastewater Infiltration

- **Engineering** - 2( j) The applicant is subject to Nevada Revised Statutes 445A – Water Controls and shall obtain a permit to discharge water for the package sewage treatment plant and shall provide a copy of approved permit to Washoe County prior to approval of a Washoe County building permit.
- **WCHD** - 3(c) The site will be required to be permitted for sewage disposal through NDEP, Bureau of Water Pollution Control.



# Special Use Permit Findings

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That the site is physically suitable for RV Park, and for the intensity of such a development;
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



# Recommendation - SUP

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP21-0013 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.



# Administrative Permit Findings

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon Area Plan.
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.
3. **Site Suitability.** That the site is physically suitable for recreational and travel and for the intensity of such a development.
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



# Recommendation – Administrative Permit

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Administrative Permit Case Number WSUP21-0003 and the nature of the stringent recommended conditions of approval and approve the requested Administrative Permit



# Possible Motion - SUP

- **APPROVAL:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0013 for Ron Smith LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:



# Possible Motion – Administrative Permit

- **APPROVAL:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN21-0003 for Ron Smith LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25: